

035.0

0002

0020.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

723,800 / 723,800

USE VALUE:

723,800 / 723,800

ASSESSED:

723,800 / 723,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		NORCROSS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LIN ZHIQIANG &	
Owner 2: WU YING	
Owner 3:	

Street 1: 22 NORCROSS STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: YUASA NANCY S/ TRUSTEE -

Owner 2: TR AGREEMENT OF NANCY S YUASA -

Street 1: 3151 CAMBERLY CIR

Twn/City: MELBOURNE

St/Prov: FL Cntry:

Postal: 32940

NARRATIVE DESCRIPTION

This parcel contains 9,731 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1976, having primarily Wood Shingle Exterior and 2873 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9731		Sq. Ft.	Site		0	64.	0.73	3									455,635						455,600	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		9731.000	268,200		455,600	723,800				
Total Card		0.223	268,200		455,600	723,800	Entered Lot Size			
Total Parcel		0.223	268,200		455,600	723,800	Total Land:			
Source: Market Adj Cost				Total Value per SQ unit /Card:	251.95	/Parcel: 251.9	Land Unit Type:			

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	267,900	0	9,731.	455,600	723,500	723,500
2019	101	FV	227,200	0	9,731.	412,900	640,100	640,100
2018	101	FV	227,200	0	9,731.	391,600	618,800	618,800
2017	104	FV	227,200	0	9,731.	341,700	568,900	568,900
2016	104	FV	227,200	0	9,731.	291,900	519,100	519,100
2015	104	FV	231,500	0	9,731.	270,500	502,000	502,000
2014	104	FV	231,500	0	9,731.	224,300	455,800	455,800
2013	104	FV	231,500	0	9,731.	213,600	445,100	445,100

SALES INFORMATION

TAX DISTRICT									PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
YUASA NANCY S/	68330-127		11/1/2016		610,000	No	No					
YUASA NANCY S.	63187-317		1/17/2014	Convenience		1	No	No				
ADELSON GARY I	40271-120		8/1/2003		445,000	No	No					
LODATO CIRRITO	29713-312		1/27/1999		265,000	No	No	A				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/6/2014	960	Siding	9,000	8/6/2014				Furnish and instal
2/4/1999	57	Redo Kit	2,000					REMODEL KIT/ADD RO

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
1/23/2009	Meas/Inspect	294	PATRIOT
12/15/2003	MLS	HC	Helen Chinal
4/17/2001	Inspected	PM	Peter M
3/10/2000	Mailer Sent		
3/6/2000	Measured	197	PATRIOT
1/1/1992		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 19 - Ranch				Full Bath: 2	Rating: Average			EST INLAW APT.											
Sty Ht: 1 - 1 Story				A Bath: 1	Rating:														
(Liv) Units: 2	Total: 2			3/4 Bath: 1	Rating: Average														
Foundation: 1 - Concrete				A 3QBth: 1	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth: 1	Rating:														
Sec Wall: 8 - Brick Veneer	25%			OthrFix: 1	Rating:														
Roof Struct: 2 - Hip				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1											
Color: BEIGE				A Kits: 1	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:				Fpl: 1	Rating:			Other											
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper											
Grade: C - Average				CONDOS INFORMATION				Lvl 2											
Year Blt: 1976	Eff Yr Blt:			Location: 1				Lvl 1											
Alt LUC:	Alt %:			Total Units: 1				Lower											
Jurisdict:	Fact: .			Floor: 1															
Const Mod:				% Own: 1															
Lump Sum Adj:				Name: 1															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AV - Average	26. %			No Unit	RMS	BRS	FL								
Prim Int Wall: 1 - Drywall				Functional: M - Mis-Improve	15. %			1	6	5									
Sec Int Wall:	%			Economic: 1	15. %			1	3	1									
Partition: T - Typical				Special: 1	15. %														
Prim Floors: 6 - Ceramic Tile				Override: 1	15. %														
Sec Floors: 1	%			Total: 37.27	%			Totals											
Bsmnt Flr: 6 - Ceramic Tile				CALC SUMMARY				COMPARABLE SALES				SUB AREA							
Subfloor:				Basic \$ / SQ: 95.00				Rate	Parcel ID	Typ	Date	Sale Price							
Bsmnt Gar:				Size Adj: 1.34444439															
Electric: 3 - Typical				Const Adj: 1.05868495															
Insulation: 2 - Typical				Adj \$ / SQ: 135.218															
Int vs Ext: S				Other Features: 117507															
Heat Fuel: 2 - Gas				Grade Factor: 1.00															
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000															
# Heat Sys: 2				NBHD Mod: 1															
% Heated: 100	% AC: 100			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 427608															
% Com Wall	% Sprinkled:			Depreciation: 159369															
				Depreciated Total: 268238															
MOBILE HOME				Make: 1	Model: 1	Serial #: 1	Year: 1	Color: 1	PARCEL ID 035.0-0002-0020.A				IMAGE						
SPEC FEATURES/YARD ITEMS																AssessPro Patriot Properties, Inc			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:					Total Special Features:								Total:					